

IN RE: PETITION FOR ZONING VARIANCE
S/S Timonium Road, W of
Consolidated Rail Corporation
(S) West Timonium Road
9th Election District
6th Councilmanic District
Mass Transit Administration
Petitioner

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 92-212-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign on the subject property zoned M.L.-1.M. of 50.27 sq.ft. per side (100.54 sq.ft. total) in lieu of the maximum permitted 25 sq.ft. per side (50 sq.ft. total), and a height of 24 feet in lieu of the maximum permitted 6 feet, in accordance with Petitioner's Exhibit 1.

The Petitioner, by Sean Warrington, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 23 West Timonium Road, consists of 118,280 sq.ft. zoned M.L.-1.M. and is improved with a commercial warehouse building currently leased by 84 Lumber. Sean Warrington testified that he recently applied for a building permit to construct an addition to the existing warehouse building at which time he was advised that a variance was required for an existing identification sign. Mr. Warrington testified that the subject sign has existed in its present state for the past 10 to 15 years without prior complaint. Testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses and that strict compliance will result in unreasonable hardship for Petitioner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 204 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of December, 1991 that the Petition for Zoning Variance from Section 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign on the subject property zoned M.L.-1.M. of 50.27 sq.ft. per side (100.54 sq.ft. total) in lieu of the maximum permitted 25 sq.ft. per side (50 sq.ft. total), and a height of 24 feet in lieu of the maximum permitted 6 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

141 West Chesapeake Avenue
Towson, MD 21201

887-3353

December 20, 1991

Mass Transit Administration
300 W. Lexington Street
Baltimore, Maryland 21201-3415

Attn: Nelson E. Reichart, Manager
Real Estate

RE: PETITION FOR ZONING VARIANCE
S/S Timonium Road, W of Consolidated Rail Corporation
(S) West Timonium Road
9th Election District - 6th Councilmanic District
Mass Transit Administration - Petitioner
Case No. 92-212-A

Dear Mr. Reichart:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

cc: Mr. Sean Warrington
53 West Timonium Road, Lutherville, Md. 21093

People's Counsel

☒ file



Petition for Variance

to the Zoning Commissioner of Baltimore County 92-212-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6.B.1 & 2, 50.27 sq.ft. per side (100.54 sq.ft. total) in lieu of the maximum permitted 25 sq.ft. per side (50 sq.ft. total), and a height of 24 feet in lieu of the maximum permitted 6 feet, in accordance with Petitioner's Exhibit 1.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
UNDOE Hardship due to the fact that other signs in area are as high, if not higher, and sign would not be visible at a lower height. Also practical difficulty due to the fact of the back set of store it is not visible thus it is imperative that the sign is visible.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mass Transit Administration

(Type or Print Name)

Nelson E. Reichart

Nelson E. Reichart, Manager

(Type or Print Name) Real Estate

Signature

300 W. Lexington St. (301) 333-3457

Baltimore, Maryland 21201-3415

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR. - 1 1/2HR. - 2HR. - 3HR. - 4HR. - 5HR. - 6HR. - 7HR. - 8HR. - 9HR. - 10HR. - 11HR. - 12HR. - 13HR. - 14HR. - 15HR. - 16HR. - 17HR. - 18HR. - 19HR. - 20HR. - 21HR. - 22HR. - 23HR. - 24HR. - 25HR. - 26HR. - 27HR. - 28HR. - 29HR. - 30HR. - 31HR. - 32HR. - 33HR. - 34HR. - 35HR. - 36HR. - 37HR. - 38HR. - 39HR. - 40HR. - 41HR. - 42HR. - 43HR. - 44HR. - 45HR. - 46HR. - 47HR. - 48HR. - 49HR. - 50HR. - 51HR. - 52HR. - 53HR. - 54HR. - 55HR. - 56HR. - 57HR. - 58HR. - 59HR. - 60HR. - 61HR. - 62HR. - 63HR. - 64HR. - 65HR. - 66HR. - 67HR. - 68HR. - 69HR. - 70HR. - 71HR. - 72HR. - 73HR. - 74HR. - 75HR. - 76HR. - 77HR. - 78HR. - 79HR. - 80HR. - 81HR. - 82HR. - 83HR. - 84HR. - 85HR. - 86HR. - 87HR. - 88HR. - 89HR. - 90HR. - 91HR. - 92HR. - 93HR. - 94HR. - 95HR. - 96HR. - 97HR. - 98HR. - 99HR. - 100HR. - 101HR. - 102HR. - 103HR. - 104HR. - 105HR. - 106HR. - 107HR. - 108HR. - 109HR. - 110HR. - 111HR. - 112HR. - 113HR. - 114HR. - 115HR. - 116HR. - 117HR. - 118HR. - 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CERTIFICATE OF PUBLICATION

TOWSON, MD., 12-29-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-28-1991.

TOWSON TIMES.

S. Zafe Orlum
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed amendments to the Zoning Ordinance at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:
Case Number: 92-212-A
5/6 West Ticonium Road
330' E of Greenspring Drive
53 West Ticonium Road
8th Election District
3rd Councilmanic
Legal Owner: Mass Transit Administration
Contract Purchaser(s): Pierce Hardy Real Estate (84 Lumber)
Hearing Date: Friday, December 13, 1991 at 2:00 p.m.
Variance for 50.27 sq. ft. side area and 24 ft. height in lieu of the required 25 sq. ft. side and 6 ft. height.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
TJ1/1/91 November 28

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 12-5-91

Pierce Hardy Real Estate
4121 Washington Road
McMurray, PA 15317

RE:
CASE NUMBER: 92-212-A
5/6 West Ticonium Road 330' E of Greenspring Drive
53 West Ticonium Road
8th Election District - 3rd Councilmanic
Legal Owner: Mass Transit Administration
Contract Purchaser(s): Pierce Hardy Real Estate (84 Lumber)

Dear Petitioner(s):

Please be advised that \$ 14.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 19, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-212-A
5/6 West Ticonium Road 330' E of Greenspring Drive
53 West Ticonium Road
8th Election District - 3rd Councilmanic
Legal Owner: Mass Transit Administration
Contract Purchaser(s): Pierce Hardy Real Estate (84 Lumber)
HEARING: FRIDAY, DECEMBER 13, 1991 at 2:00 p.m.

Variance for 50.27 sq. ft. side area and 24 ft. height in lieu of the required 25 sq. ft. side and 6 ft. height.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Mass Transit Administration
Pierce Hardy Real Estate

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 4, 1991

Mr. Nelson R. Reichart
Mass Transit Administration
300 W. Lexington Street
Baltimore, MD 21201-3415

RE: Item No. 183, Case No. 92-212-A
Petitioner: Mass Transit Administration
Petition for Variance

Dear Mr. Reichart:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0016150
Number

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Zoning Plans Advisory Committee Comments
Date: December 4, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Pierce Hardy Real Estate
4121 Washington Road
McMurray, PA 15317

Your petition has been received and accepted for filing this 10th day of November, 1991.

Arnold Jablon
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Mass Transit Administration

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 25, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Mass Transit Administration, Item No. 183 ✓
Clayman Property, Item No. 222
Durkee Property, Item No. 223
Blevins Property, Item No. 228
Copley Property, Item No. 229
Griffith Property, Item No. 230
Sargent/Smith Property, Item No. 232
Starrett Property, Item No. 234

In reference to the Petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdm
ITEM183/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 2, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

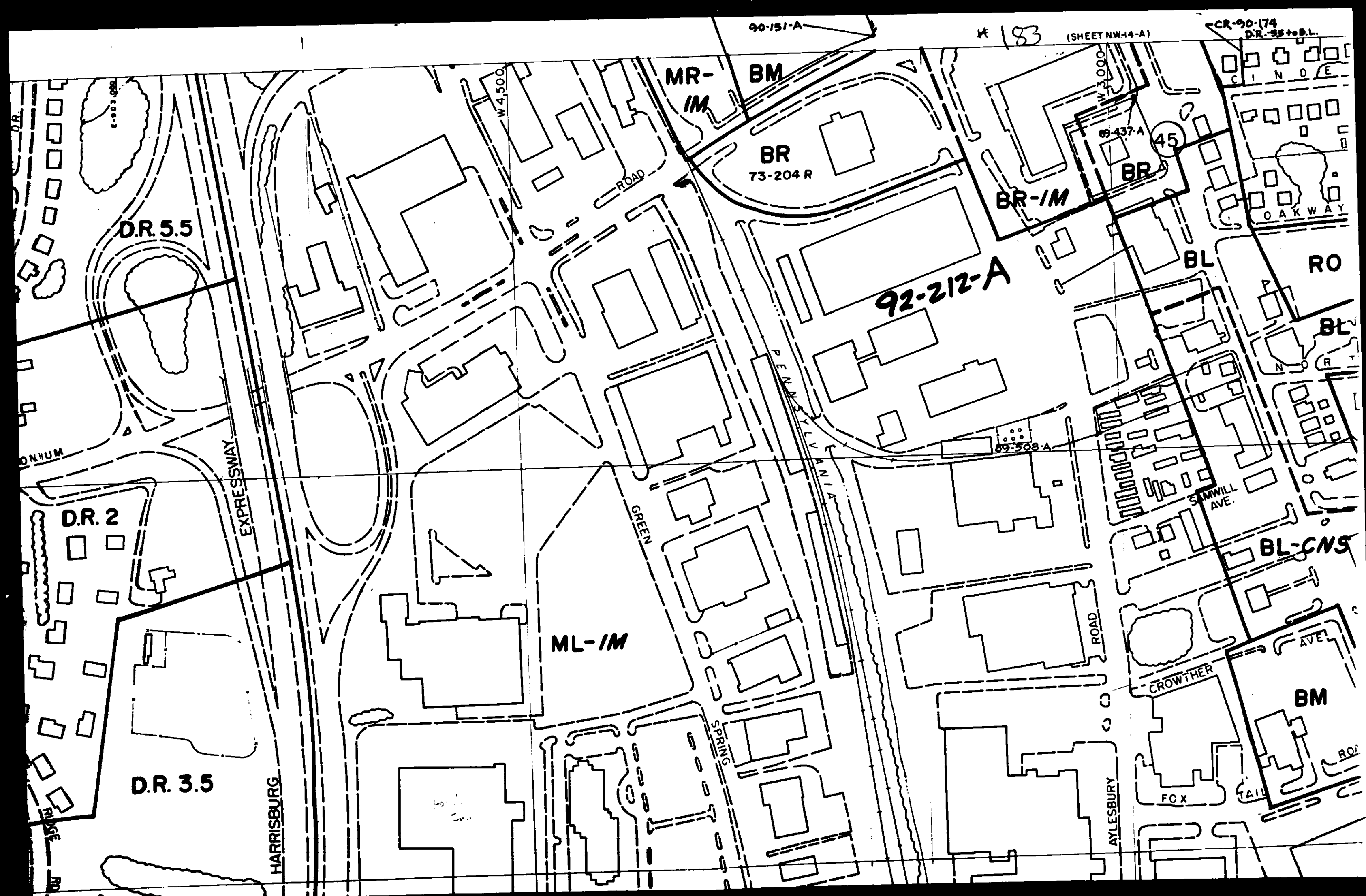
SUBJECT: Z.A.C. Comments

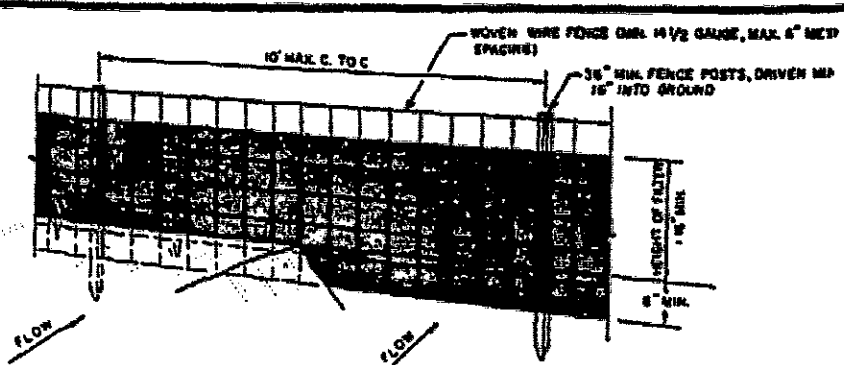
Z.A.C. MEETING DATE: November 19, 1991

This office has no comments for item numbers 183, 222, 223, 224, 227 and 228.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd





STORAGE SHED BUILDING
 USE GROUP S-1, STORAGE, MODERATE HAZARD
 CONSTRUCTION TYPE S-B, COMBUSTIBLE, UNPROTECTED
 BASE ALLOWABLE AREA = 4,200 SQ. FT.
 TOTAL ALLOWABLE AREA = 10,200 SQ. FT.
 ACTUAL BUILDING AREA = 4,200 SQ. FT.

- REMARKS:**
- All slopes shall be a maximum of 2 foot horizontal to 1 foot vertical.
 - All slopes 2 to 1 shall be seeded immediately unless otherwise noted.
 - Seeding requirements are as specified unless otherwise noted.
 - Testing and supervision of earthwork will be the responsibility of the owner.
 - All embankment areas in fill conditions shall be "keyed" into the original grade line.
 - Precise location of utilities as may be required for construction to be verified by the contractor with the individual utility owner.
 - The contractor is required by State Law to notify any involved utility company not less than 3 working days prior to beginning any excavation.
 - Excavations cut to be disposed at the direction of the owner.
 - All embankments in fill conditions shall be thoroughly compacted by control fill to provide a stable foundation for buildings, parking areas, roadways, stockpiles and stone walls.

SOIL FERTILIZATION
 where a soil test has been made, broadcast the required amount of recommended fertilizer and work into the soil to a 4 to 6 inch depth.

STARTER FERTILIZATION
 Immediately before an August, September, or October seeding, broadcast and work into a soil depth of 1 inch, 20-25 lbs. of a 5-10-10 fertilizer or 10-10-10 of a 10-10-10 fertilizer or equivalent per 1000 square feet. For February, March, April, May, June, July, or November seeding use a fertilizer having an approximate 2-1-1 ratio and containing 25% or more of the total nitrogen as water-soluble nitrogen. Broadcast and work into the soil to a depth of 1 inch 10-15 lbs. of a 10-5-5, 10-6-6 or 15-15-15 or the equivalent per 1000 square feet.

REMARKS: Apply at a rate of 20 lbs. per 1000 sq. ft.

SEEDING

Seed Mixture No.	Seed Mixture (Species)	Rate of Appl. (lbs./acre)	Seed Quality (Min. % Germ.)	Seed Quantity (Min. % Pure)	Seeding Dates (Months)
1	Cleome tall fescue	121	90	97	4/1 to 5/31
2	Kentucky Bluegrass	44	80	85	8/15 to 10/15
3	Perennial ryegrass	22	90	98	
4	Clover	11	90	97	
5	Red top	11	90	92	
6	POA trivialis	11	80	85	
7	Crown Vetch	20	90	98	4/1 to 5/31
8	Perennial ryegrass	160	90	98	

OWNER/DEVELOPER CERTIFICATIONS

I CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

DEVELOPER _____

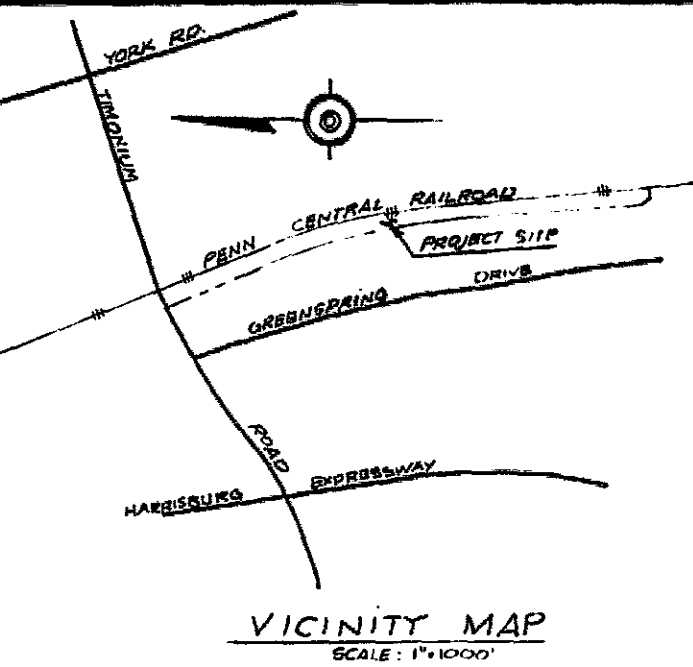
I CERTIFY THAT FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN HORIZONTAL TO VERTICAL (3:1) AND FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

DEVELOPER _____

I HEREBY REQUEST THE APPROVAL OF THE WATER RESOURCES ADMINISTRATION INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH OTHER EARTH DISTURBANCE OR GRADING. ALSO, APPROVAL IS REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS BEFORE REMOVAL OF SEDIMENT CONTROL.

DEVELOPER _____

- EROSION AND SEDIMENTATION CONTROL MEASURES**
- Erosion control measures shall be implemented as outlined in the construction sequence notes.
 - During construction, the contractor shall make certain that all runoff is directed to noted sedimentation control measures.
 - All stormwater and sedimentation control measures are to be inspected daily and repaired as necessary.
 - All sedimentation control measures are to remain until all areas are fully stabilized.
 - All soil stockpiles to remain more than thirty days shall be seeded with a grass cover.
 - All headwalls and inlets shall be protected from sedimentation prior to the beginning of construction activities.
 - Silt barriers shall be placed, securely staked in place, and properly maintained until the area of disturbance is satisfactorily stabilized with an acceptable vegetative cover.
 - During construction the smallest possible area shall be disturbed to accomplish the work to be secured. Remaining areas with existing groundcover shall be left undisturbed. Areas without existing vegetation shall receive a perennial groundcover.
 - Whenever possible place all excavated material upslope from construction areas. Stockpiles shall be set parallel to grade to reduce runoff.
 - When subsurface drains, downspouts, foundation drains and splash blocks are specified, non-eroding outlets shall be provided.
 - Upon general completion of construction activities, topsoil shall be placed and final grading passes shall be made perpendicular to the direction of runoff.
 - Where applicable, a stone base shall be placed on roadbeds and driveways immediately upon establishing subgrade.
 - Where applicable, construct all drainage facilities and seed all barren areas outside the cartway with a perennial groundcover.
 - Always reseed and re-establish any barren areas not having produced adequate groundcover.
 - Should any additional erosion and/or sediment occur during construction or measures of facilities arise contact the County Conservation District Office.



GRADING

Reviewed for _____ S.C.D.
 and meets technical requirements.

Signature _____ Date _____
 U.S. Soil Conservation Service

Approved For _____
 BALTIMORE CO. CONSERVATION DISTRICT

Signature _____ Date _____
 Title _____

Approved For _____
 BALTIMORE CO. STORMWATER MANAGEMENT

Signature _____ Date _____
 BALTIMORE CO. Stormwater Management Engineer

- LEGEND**
- Existing Contour
 - Property Line
 - R/W Line
 - Zoning Area Limits
 - Edge of Existing Pavement
 - Proposed Pavement
 - Ex. Area Line
 - Ex. Water Line
 - Ex. Sewer Line
 - Proposed Silt Barrier
 - Ex. Hydrant

- CONSTRUCTION SEQUENCE**
- (1 DAY) 1. Install Silt Barriers
 - (2 DAYS) 2. Clear & Grub Site
 - (1 DAY) 3. Rough Grade Site
 - (2 DAYS) 4. Stabilize Work Area (Stone Subbase)
 - (1 WEEK) 5. Construct Storage Shed
 - (2 DAYS) 6. Establish Final Grade
 - (3 DAYS) 7. Paving & Striping
 - (3 DAYS) 8. Finish Grading, Seeding, & Landscaping
 - (1 DAY) 9. Remove Temp. Erosion Control Measures

BM

BR

ML-1M

MR-1M

PENN CENTRAL RAILROAD

84

EXISTING SIGN

92-212-A

EXISTING SIGN

PLAN TO ACCOMPANY BUILDING PERMIT NO. B091905

NOTES:

POST OFFICIAL BALTIMORE COUNTY FIRE LANE SIGNS ON SITE AS REQUIRED BY BALTIMORE COUNTY COUNCIL BILL 102-74. PLEASE CALL 887-4880 TO MAKE ARRANGEMENTS FOR THE POSTING OF THE SIGNS.

FIRE EXTINGUISHER LOCATION(S) WILL BE DETERMINED AT TIME OF THE FIRE DEPARTMENT FIELD INSPECTION.

STORAGE BUILDING AND YARD SHALL BE IN ACCORDANCE WITH SECTION 2-1501.6 OF THE 1990 BOCA FIRE PREVENTION CODE.

No previous hearing

Notes: Site Information, Survey, and Topography taken from Site Plan by apr Associates and Surveyors dated 3/5/76 and Revised 7/10/76

Religious Commercial Permit Data

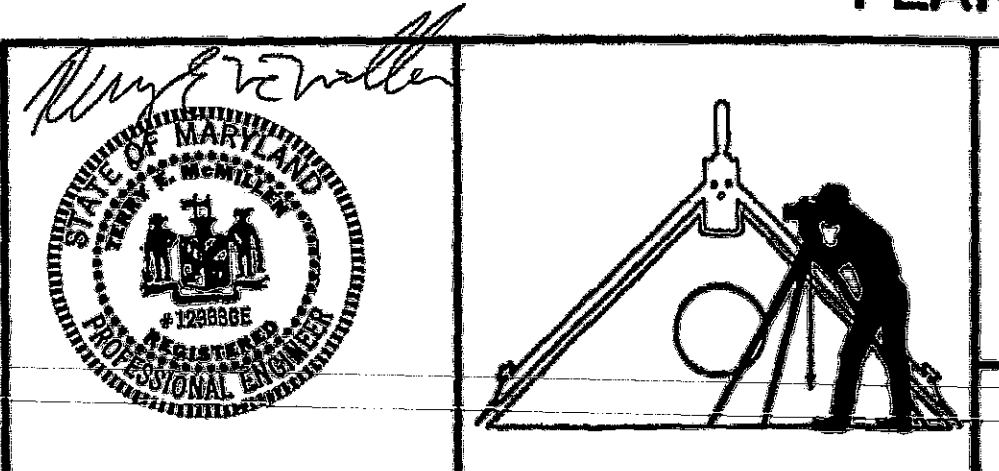
Grading	Building	Building
82964	82444	82445
8/76	8/76	8/76

Sign: 24' Tall 8' Dia. (100.53 S.F. 25 Sides) With Illumination

Floor Area Ratio
 Existing: 22,000 / 4,307 Ac. = 11.77%
 Proposed: 21,200 / 4,307 Ac. = 14.50%

Parking Requirements:
 Existing = 11 Spaces
 Proposed = 1 space / 200 S.F. Retail
 1000 S.F. = 500 / 50 Spaces = 10
 8 Employees = 8 Spaces Required
 Parking Provided = 30 Spaces

Zoning Map: NW 13-A
 County Council District - Precinct 06
 Property Address: 53 West Timonium Road
 Timonium, Maryland 21093
 Property Owner: Cons. Rail Corp.
 Mass Transit Administration



8TH ELECTION DISTRICT, BALTIMORE CO., MARYLAND
BUILDING ADDITION
 PREPARED FOR
84 LUMBER COMPANY
 4121 WASHINGTON ROAD MCUMFERRY PA. 15317
 (412) 941-8497
McMILLAN ENGINEERS
 CONSULTING ENGINEERS - LAND SURVEYORS
 20 W. 363. Highway 201, Ste. 40, Hagerstown PA 17446

REVISIONS		SCALE 1" = 80'
NO.	DESCRIPTION	JOB NO. 91-39
1	Revised 8-91	BOOK NO. 84 LUMBER
		FILE NO.
		DESIGNED V.S. 3-91
		DRAWN V.S. 3-91
		APPROVED T.E.M. 3-91
		SHEET 1 of 1